

**MINUTES
of the
FIFTH INTERIM MEETING
of the
CAPITOL BUILDINGS PLANNING COMMISSION**

**December 10, 2007
Room 317, State Capitol
Santa Fe**

The fifth interim meeting of the Capitol Buildings Planning Commission (CBPC) was called to order by Speaker of the House Ben Lujan, co-chair, on Monday, December 10, 2007, at 1:50 p.m. in Room 317 of the State Capitol in Santa Fe.

Present

Rep. Ben Lujan, Speaker of the House,
Co-Chair
Arturo Jaramillo, Secretary of General
Services, Co-Chair
Sen. Ben D. Altamirano, President Pro Tempore
Stuart Ashman, Secretary of Cultural Affairs
Dennis Garcia, Deputy Commissioner of Public Lands,
for Commissioner of Public Lands Patrick Lyons
Barbara Gay, Designee for Arthur W. Pepin, Director,
Administrative Office of the Courts
Gary Giron, Deputy Secretary of Transportation,
Designee for Secretary Rhonda Faught
James B. Lewis, State Treasurer
Katherine B. Miller, Secretary of Finance and
Administration
Rep. Thomas C. Taylor, Minority Leader

Absent

Sen. Stuart Ingle, Minority Leader

Staff

Paula Tackett, Director, Legislative Council Service (LCS)
Bill Taylor, Director, Property Control Division (PCD), General Services Department (GSD)
Lemoyne Blackshear, PCD
Ric Gaudet, LCS
Roxanne Knight, LCS
Tamar Stieber, LCS

Guests

The guest list is in the meeting file.

Handouts

Copies of all handouts and written testimony are in the meeting file.

Monday, December 10

Adoption of Minutes

The minutes from the November 13, 2007 meeting of the commission were adopted unanimously.

State Property Updates and Project Status (see handout)

Mr. Taylor updated the commission on the status of several ongoing state projects.

West Capitol Campus

PCD staff have met with U.S. Senator Jeff Bingaman and with the U.S. Forest Service (USFS) to develop a plan of action to acquire approximately 2.5 acres of General Services Administration property and seven acres of USFS property, located near the West Capitol Campus. Both agencies have authorization to dispose of the property; however, congressional action is needed to allow the sale to the state without going through the normally required competitive process.

Coughlin Building

The State Board of Finance on November 20 approved the PCD's purchase agreement to buy the Coughlin Building located on the main Capitol campus near the site for the new Capitol parking structure. Mr. Taylor said the PCD expects to receive title to the property on December 28.

Old Metropolitan Court Property

PCD staff met with Bernalillo County Deputy Manager John Dantis in November to discuss the county's possible acquisition of the old metropolitan court property. The county is interested in leasing or purchasing the property, located at 401 Roma, for use as a charter school and reintegration center. PCD staff plan to conduct a site visit on December 12 with Bernalillo County staff.

UNM: Laboratories and Property Exchanges

The request for proposals (RFP) for the qualifications-based selection bid for the "tri-lab" building in Albuquerque was issued on November 8. Due to requests by potential offerors, the original deadline for submission of December 27 was extended to January 17, 2008. A contractor will be selected on January 26 and construction should begin in March or April 2008. The new facility will house the laboratories of the Scientific Laboratory Division of the Department of Health, the Veterinary Diagnostics Services of the New Mexico Department of Agriculture and the Office of the State Medical Investigator.

Galisteo and DeVargas Properties

Mr. Taylor said that the letter of interest that the PCD issued for the Galisteo Street property only generated proposals to lease the property, rather than purchase or trade. The Workforce Solutions Department (WSD) property on DeVargas Street received no proposals, but Santa Fe County had previously expressed interest in the property.

Mr. Taylor said that the WSD is currently looking to relocate to a new site, as part of a

human services "one-stop" approach for receiving government services. The WSD has received legislative approval to sell its current building, but because the United States Department of Labor contributed money to buy the present WSD building, any revenue generated from its sale will need to be used for a new building to house the WSD, or a portion of the sale proceeds must be reimbursed to the federal government.

Capitol Parking Structure Update (see handout)

John Petronis, Architectural Research Consultants (ARC), and Mr. Taylor presented to the commission the status of the Capitol parking structure. Mr. Petronis described several options the commission had considered, and the site being recommended for the parking structure. The planning premises that ARC has used for the parking structure include:

- the location will be between Galisteo Street and Don Gaspar Avenue and adjacent to Paseo de Peralta and Manhattan Street;
- multiple levels of parking will be required;
- the highest level of the structure will most likely be an open deck;
- the main vehicular ingress/egress will be from Galisteo Street, with another possible access from South Capitol Place;
- pedestrian access will be from the west, north and east, with a pedestrian pathway from the structure that connects to the Capitol, east of the structure;
- the architectural style of the parking structure will be complimentary to the territorial architecture of the main Capitol and the surrounding community;
- the visual impact of the parking structure will be decreased through the use of landscaping setbacks and design elements;
- the structure will provide capability for automated and staffed access and control;
- no public restrooms will be part of the structure; and
- a maintenance storage room with exterior access will be part of the structure.

Mr. Petronis said that the phase I archaeological studies have been completed, with some historical artifacts found, but no prehistoric artifacts. Phase II of the study should be complete by the time the short list of potential contractors is complete. In the 2007 legislative session, \$11.5 million was authorized to be bonded for a 400-space parking structure. Preliminary estimates suggest it may cost an additional \$4.5 million to \$9 million to design and construct a 600-space structure.

Several issues regarding the operation of the parking structure still need to be resolved, including whether to require visitors to pay for parking and, if so, whether to have a staffed or automatic payment system; and whether to have separate access for state employee users of the structure.

Secretary Miller asked whether Santa Fe County would be using the structure. Ms. Tackett said that after an earlier discussion, the county was informed that the state could not commit to any extra space in the parking structure for use at this time. Speaker Lujan said that the county is still interested in leasing some of the space during the off-season. Secretary Miller asked whether the possible reduction in employee parking needs due to the implementation of Rail Runner service had been considered. She asked if Santa Fe County is including parking for the new courthouse structure. Mr. Petronis said that even with the completion of the Capitol parking structure, a recent study of downtown transportation needs shows that there will still be a parking deficit. Secretary Miller said car pooling and mass transit need to be considered before building more parking structures.

Secretary Jaramillo asked whether the main campus master plan has considered that there will be more state agency buildings in the area, and whether parking needs of that expansion have been considered. Mr. Petronis said that eventually, the entire site near the parking structure may be redeveloped for more government expansion.

Representative Taylor advised the commission to keep abreast of possible State Capitol expansion. Mr. Petronis said that the planning team for the parking structure is aware of the possible layout of the State Capitol expansion. Representative Taylor asked if the plan included an elevated walkway from the parking structure over Don Gaspar Avenue to the Capitol. Mr. Petronis said that this is not currently in the plan, but it could be included as a future possibility, especially if the Capitol is expanded toward the west.

Senator Altamirano said that there is a need for perhaps twice as much parking as is being currently planned. During the legislative session, the area is overfilled with cars. He mentioned the expected increase in visitors to downtown when the expansion of the Museum of New Mexico is completed. He said that he does not expect to see the parking spaces go unused. Finally, he suggested that the parking structure be staffed, so that staff can also act as guides for visitors to the Capitol. He asked if a recent survey on the needs for Santa Fe parking was done, and Mr. Petronis said "no".

Speaker Lujan asked about the estimated cost of the structure, and why the estimate was not finalized. Mr. Petronis said that he will have a more accurate estimate of the design and construction costs within two weeks. The planning team has been using an estimate of \$20,000 per space, but that may not be the actual cost.

State Treasurer Lewis asked whether the parking structure will be ADA-compliant. Mr. Petronis said that it will be ADA-compliant. State Treasurer Lewis asked how the spaces in the parking structure will be distributed in the off-season and if the costs of ongoing operations have

been determined. Mr. Petronis said that he thinks the space should serve both state employees and visitors. With 600 spaces, there will be a net gain of 460 spaces, since the area is currently a parking lot with 140 spaces.

State Treasurer Lewis asked if there have been any revenue estimates of potential fees that might be charged at the parking structure. Ms. Tackett said that the GSD will build the structure, but the Legislative Council will operate it. Revenue estimates have not been done because the final design has not yet been determined nor has the decision to charge fees been made.

Secretary Miller suggested that revenue estimates be made, so that additional bonding capacity could be secured for the structure using fees as a revenue stream.

Secretary Ashman asked what plan there is for the 140 employees who will be temporarily displaced by the construction of the parking structure. Mr. Taylor said it will be difficult to find temporary parking during construction, but that PCD staff are trying to locate some spaces around the Capitol until the structure is finished in January 2009. Senator Altamirano suggested asking the City of Santa Fe to reconfigure adjacent streets so that temporary parking can be established. Speaker Lujan also suggested that the city allow the use of metered parking on Don Gaspar Avenue by state employees.

Mr. Giron said that operations and maintenance of the parking structure need to be considered, so that a realistic fee structure for parking can be implemented. He said that the Rail Runner will probably change state employee transportation patterns dramatically.

Las Cruces State Office Building Study

Mr. Taylor introduced Bill Sabatini, whose company, Dekker/Perich/Sabatini, in conjunction with ARC, performed a study of downtown Las Cruces for potential centralization of state offices. The state currently leases most buildings for use by state agencies in Las Cruces, at a cost of \$1.8 million per year. Bringing many state agency offices into a central state-owned complex would initially cost more than the current leases, but would provide a rather quick payoff. Additionally, centralization would enable "one-stop shopping" of many state services in a "service mall" of government agencies.

The area chosen for the potential development of a state office cluster is in the downtown area of Las Cruces, which is currently attempting its own revitalization project. Several possible locations were identified, and a short list was developed of the most desirable locations. ARC did not recommend a specific site, but determined that each of the possible locations could work. One of the assumptions for each site was that some sort of structured parking would be required. Initial estimates for building 190,000 gross square feet of office space are that the cluster would require three to seven acres, depending on whether a parking structure was built, and would cost \$58 million.

Senator Altamirano asked whether ARC studied the possible acquisition of the Bank of

America building, which is currently being leased almost exclusively by state agencies. Mr. Taylor said the building is part of one of the short-listed areas for development. The building is for sale and could work well in conjunction with adjacent sites.

State Treasurer Lewis asked what the impact would be on local businesses if state offices relocated into a central site. Mr. Petronis said that the study did consider the total economic impact of the centralization proposal. He said that the state probably should not immediately vacate some of the newer properties it leases, but that it could do so over time. He said that the public is not served as well as it could be, because there are state offices scattered all over the city.

Mr. Taylor said that Las Cruces is now under the commission's master planning purview. He requested support of the commission for funding to plan, acquire and design a facility. He suggested that the commission revisit the issue for recommendation at its next meeting.

Master Planning Consultant RFP

Ms. Tackett reported to the commission the results of the recent RFP to develop the Las Cruces master plan and to start developing a master plan for state offices and buildings throughout the state. The RFP submission deadline of November 29 yielded one submission from ARC. After reviewing the proposals, ARC's proposal was deemed acceptable and was awaiting action from the commission. Senator Altamirano moved that the proposal from ARC be accepted and that ARC be chosen as the master planning consultant. The commission adopted the motion.

Capital Outlay Requests and Presentations to Commission—Staff Report

Ms. Tackett reviewed the list of capital outlay requests that state agencies presented to the commission in 2007. All of the projects have been planned and are part of the agencies' Infrastructure Capital Improvement plans. Ms. Tackett reviewed the projects most likely to affect the master plans in Santa Fe, Albuquerque and Las Cruces.

The Children, Youth and Families Department (CYFD) proposed that major renovations of the Youth Diagnostic Development Center (YDDC) be reconsidered, said Ms. Tackett, because the commission may recommend relocating YDDC to a new location in Los Lunas and using the existing property for future state buildings. Mr. Taylor said that the CYFD is considering transformation of its juvenile detention programming to a system based on the successful Missouri model, which would require smaller regional facilities.

Speaker Lujan asked whether there is enough funding for completion of the tri-labs in Albuquerque. Mr. Taylor said that the laboratories will only require extra money for furnishings.

Speaker Lujan recommended that if the commission adopts the list of capital outlay projects, it should give preference to projects that are close to completion. He asked about the status of the Department of Public Safety's (DPS) crime laboratory. Ms. Tackett said that the

DPS did not present its requests to the commission.

Secretary Miller asked if the DPS crime laboratory is included in the Santa Fe or Albuquerque master plan. Ms. Tackett said that there still is disagreement about where to locate it. The \$1 million appropriation to the DPS last year to plan and design the laboratory in Albuquerque was rejected by the DPS, which prefers to build the laboratory in Santa Fe. She mentioned that the trade being offered by the University of New Mexico (UNM) for two acres adjacent to the new tri-labs site could be used for the DPS laboratory. Mr. Taylor said that the PCD desires to trade the property regardless of whether the DPS uses the site for its crime laboratory. Secretary Miller asked that Secretary of Public Safety John Denko be invited to present to the commission. She said the issue of where the laboratory is located needs to be decided quickly, so it can be built without further delay.

Proposed Legislation and Recommendations

Ms. Tackett reviewed six proposed legislative initiatives for the commission's consideration. Each of the proposals was adopted by the commission.

- Capitol Parking Structure: Based on demand, additional funding for the Capitol parking structure for the construction of 600 spaces for approximately \$8 million to \$9 million was requested. (Funding for demolition of the Coughlin Building, including asbestos removal, and reconfiguring interim parking on the space may be needed, if not covered by current amounts.)

Both Senator Altamirano and Speaker Lujan indicated that at least 600 parking spaces are needed. Speaker Lujan recommended not including in the RFP the initial cost estimate, because that may skew the estimates of the potential contractors. Ms. Tackett said that there are several funding options, which include increasing the monthly distribution from gross receipts taxes to the State Building Bonding Fund.

- South Capitol Campus Lease-Purchase: In support of the South Capitol Campus, authority to enter into lease-purchase agreements for the South Capitol Campus development.
- South Capitol Campus Development: \$8 million appropriation for phase I of South Capitol Complex development, including the health and human services complex.
- South Capitol Campus Land Exchange: Authority to exchange land in Santa Fe County to facilitate the South Capitol Complex development.
- UNM Tri-Lab Land Trade or Exchange: Authority to trade or exchange the current tri-lab facility on the UNM campus for approximately two acres of land adjacent to or in close proximity with the new state laboratory facility in Bernalillo County. UNM will provide additional remuneration to the state, possibly providing utility and other services, in order to make an equitable trade.

- Statewide Capital Outlay Projects: Support for certain capital outlay projects falling within the master plans under the purview of the commission. Staff will bring a final list to the CBPC in January.

Selection of Future Meeting Date

Commission members selected January 8, 2008 at 2:00 p.m. in Santa Fe for the commission's next meeting.

Ms. Tackett previewed the proposed annual report of the commission, and asked members for input and adoption of the "mock-up".

There being no further business, the commission adjourned at 3:40 p.m.